



City of Wyoming

Year One 2021-2022 Annual Action Plan

Community Development Block Grant
Wyoming, Michigan

Expected Resources

AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

Introduction

The City of Wyoming expects to have \$993,176.53 available for the Community Development Program during this period. This amount consists of \$588,710.00 in an estimated annual entitlement grant from HUD, \$8,903.53 in carryover funds from fiscal year 2019-20, \$276,463.00 in carryover from fiscal year 2020-2021 and \$119,100.00 from anticipated program income. The amount listed in Prior Year Resources is rounded up to the nearest dollar.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	588,710	119,100	285,367	993,177	2,315,168	Block grant from U.S. Department of Housing and Urban Development to address housing, community development and economic development needs.

Table 1 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The City of Wyoming has a consortium agreement with the County of Kent allowing them to receive and administer Wyoming's federal entitlement of HOME dollars as part of the Kent County-Wyoming HOME Consortium. The City of Wyoming has input on its share of the funds and its related applications from area developers. All data related to City of Wyoming HOME funds will be reported by Kent County staff and is not included in this Action Plan in order to avoid duplicate reporting of data to HUD. The County of Kent is responsible, by executed agreement, to obtain all necessary match funds for HOME. The City of Wyoming does provide documentation of match related to public infrastructure investments directly attributed to HOME projects within the City of Wyoming.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

Not applicable.

Discussion

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Increase Access to Affordable Housing Options	2021	2026	Affordable Housing	All Low/Moderate-Income Areas City-Wide Low/Mod Income Families City-Wide	Homelessness Access to Affordable Owner Housing Access to Affordable Rental Housing Fair Housing and Consumer Legal Services	CDBG: \$219,596	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 12196 Households Assisted Tenant-based rental assistance / Rapid Rehousing: 45 Households Assisted Homelessness Prevention: 75839 Persons Assisted
2	Provide Suitable Living Environments	2021	2026	Affordable Housing Non-Housing Community Development	City-Wide Low/Mod Income Families	Maintain Housing Stock and Housing Rehabilitation Supportive and Community Services Clearance of Blighted Structures Community Health and Safety	CDBG: \$621,927	Homeowner Housing Rehabilitated: 71 Household Housing Unit Buildings Demolished: 3 Buildings

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Enhance Infrastructure and Public Facilities	2021	2026	Non-Housing Community Development	All Low/Moderate-Income Areas	Community Health and Safety Public Infrastructure and Facility Improvements	CDBG: \$151,653	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 22196 Persons Assisted

Table 2 – Goals Summary

Goal Descriptions

1	Goal Name	Increase Access to Affordable Housing Options
	Goal Description	Increase opportunities for housing stability through tenant based rental and eviction diversion assistance; rapid rehousing; fair housing education and enforcement, HUD Continuum of Care activities and referrals for legal assistance for housing matters and financial/homeownership counseling. Matrix Code: 14A, 14F
2	Goal Name	Provide Suitable Living Environments
	Goal Description	The City of Wyoming will utilize Code Enforcement, Clearance/Demolition, and home rehabilitation and access modification activities to accomplish this goal. There will be improved public health and safety, reduced blighting influences, and improved property values through code enforcement and clearance of blighted structures along with home rehabilitation. Matrix Codes: 15, 04

3	Goal Name	Enhance Infrastructure and Public Facilities
	Goal Description	<p>Enhance publicly owned facilities and infrastructure that improves the community and neighborhoods, such as parks, streets, sidewalks, streetscapes and other public infrastructure and facilities, including improving accessibility to meet American with Disabilities Act (ADA) standards.</p> <p>Matrix Codes: 03A, 03B, 03C, 03D, 03E, 03I, 03J, 03K, 03L, 03M, 03N, 03O, 03P,03Z</p>

AP-35 Projects - 91.420, 91.220(d)

Introduction

The City of Wyoming plans to use CDBG funds to accomplish projects in the areas of Housing Rehabilitation, Code Enforcement, Clearance/Demolition, Capital Outlay, and Public Services. Affordable housing and homeless needs have been given high priority.

#	Project Name
1	Clearance/Demolition
2	Public Services-Family Promise Re-Housing Financial Assistance
3	Public Services-Family Promise Re-Housing Stabilization Services
4	Public Services - Rental Assistance
5	Public Services - Fair Housing
6	Capital Outlay and Public Infrastructure
7	Rehabilitation-Single Unit Residential
8	Rehabilitation-Home Repair Services
9	Rehabilitation-Administration
10	Code Enforcement
11	General Administration
12	HUD Continuum of Care - Administration
13	Public Services-ICCF Re-Housing Financial Assistance

Table 3 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

Funding priorities have been outlined in the 2021-2026 City of Wyoming Consolidated Housing and Community Development Plan. All projects to be funded in this Action Plan are ranked as high priority need for the City of Wyoming in the Consolidated Plan. Staff capacity, regulatory requirements and funding limitations are the obstacles to addressing underserved needs.

AP-38 Project Summary
Project Summary Information

1	Project Name	Clearance/Demolition
	Target Area	City-Wide Low/Mod Income Families
	Goals Supported	Provide Suitable Living Environments
	Needs Addressed	Clearance of Blighted Structures Community Health and Safety
	Funding	CDBG: \$16,653
	Description	3 homeowners with low/moderate-income families, would have free needed dilapidated structure demolition grants, including, but not limited to, garages, porches and fencing, for the purpose of providing a suitable living environment.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	3 homeowners with low/moderate-income families
	Location Description	Homes located in the City of Wyoming
2	Planned Activities	3 homeowners, with low/moderate-income families, would have free needed dilapidated structure demolition grants, including, but not limited to, garages, porches and fencing, for the purpose of providing a suitable living environment.
	Project Name	Public Services-Family Promise Re-Housing Financial Assistance
	Target Area	City-Wide Low/Mod Income Families
	Goals Supported	Increase Access to Affordable Housing Options
	Needs Addressed	Homelessness Access to Affordable Rental Housing
	Funding	CDBG: \$30,000
	Description	19 low-income families moving out of homelessness and into stabilized housing receive the benefit of short-term rental assistance, administered by Family Promise of Grand Rapids, for the purpose of preventing homelessness and providing decent affordable housing.
	Target Date	6/30/2022

	Estimate the number and type of families that will benefit from the proposed activities	19 low-income families moving out of homelessness and into stabilized housing receive the benefit of short-term rental assistance, administered by Family Promise of Grand Rapids, for the purpose of preventing homelessness and providing decent affordable housing.
	Location Description	19 low-income families
	Planned Activities	19 low-income families moving out of homelessness and into stabilized housing receive the benefit of short-term rental assistance, administered by Family Promise of Grand Rapids, for the purpose of preventing homelessness and providing decent affordable housing.
3	Project Name	Public Services-Family Promise Re-Housing Stabilization Services
	Target Area	City-Wide Low/Mod Income Families
	Goals Supported	Increase Access to Affordable Housing Options
	Needs Addressed	Homelessness
	Funding	CDBG: \$20,000
	Description	19 low-income families receive support services to help maintain permanent housing and build assets to support self-sufficiency, administered by Family Promise of Grand Rapids, for the purpose of preventing homelessness and providing decent affordable housing.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	19 low-income families receive support services to help maintain permanent housing and build assets to support self-sufficiency, administered by Family Promise of Grand Rapids, for the purpose of preventing homelessness and providing decent affordable housing.
	Location Description	City of Wyoming
	Planned Activities	19 low-income families receive support services to help maintain permanent housing and build assets to support self-sufficiency, administered by Family Promise of Grand Rapids, for the purpose of preventing homelessness and providing decent affordable housing.
4	Project Name	Public Services - Rental Assistance
	Target Area	City-Wide Low/Mod Income Families
	Goals Supported	Increase Access to Affordable Housing Options
	Needs Addressed	Homelessness Access to Affordable Rental Housing
	Funding	CDBG: \$20,000

	Description	7 low-income persons or families pending eviction have the benefit of short-term rental assistance, administered by The Salvation Army Social Services, for the purpose of preventing homelessness and providing decent affordable housing.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	7 low-income persons or families pending eviction have the benefit of short-term rental assistance, administered by The Salvation Army Social Services, for the purpose of preventing homelessness and providing decent affordable housing.
	Location Description	City of Wyoming
	Planned Activities	7 low-income persons or families pending eviction have the benefit of short-term rental assistance, administered by The Salvation Army Social Services, for the purpose of preventing homelessness and providing decent affordable housing.
5	Project Name	Public Services - Fair Housing
	Target Area	City-Wide Low/Mod Income Families
	Goals Supported	Increase Access to Affordable Housing Options
	Needs Addressed	Fair Housing and Consumer Legal Services
	Funding	CDBG: \$12,100
	Description	12,196 households, in low/moderate-income areas throughout the City, have the benefit of access to fair housing complaint investigation services and fair housing training for the purpose of providing decent affordable housing.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	12,196 households, in low/moderate-income areas throughout the City, have the benefit of access to fair housing complaint investigation services and fair housing training for the purpose of providing decent affordable housing.
	Location Description	City of Wyoming
6	Project Name	Capital Outlay and Public Infrastructure
	Target Area	City-Wide Low/Mod Income Families

	Goals Supported	Enhance Infrastructure and Public Facilities
	Needs Addressed	Community Health and Safety Public Infrastructure and Facility Improvements
	Funding	CDBG: \$151,653
	Description	22,616 Wyoming residents that live within low/moderate-income areas have the benefit of enhanced sidewalk crossings and updates and renovations to City park facilities, leading to increased traffic safety and public enjoyment of City parks.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	22,616 Wyoming residents that live within low/moderate-income areas
	Location Description	City of Wyoming
	Planned Activities	22,616 Wyoming residents that live within low/moderate-income areas have the benefit of enhanced sidewalk crossings and updates and renovations to City park facilities, leading to increased traffic safety and public enjoyment of City parks.
7	Project Name	Rehabilitation-Single Unit Residential
	Target Area	City-Wide Low/Mod Income Families
	Goals Supported	Provide Suitable Living Environments
	Needs Addressed	Maintain Housing Stock and Housing Rehabilitation
	Funding	CDBG: \$365,549
	Description	11 housing units, with low/moderate-income families, will have affordable needed housing repair loans and deferred loans for the purpose of providing decent affordable housing
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	11 persons or families who have low/moderate-income.
	Location Description	City of Wyoming

	Planned Activities	11 housing units, with low/moderate-income families, will have affordable needed housing repair loans and deferred loans for the purpose of providing decent affordable housing
8	Project Name	Rehabilitation-Home Repair Services
	Target Area	City-Wide Low/Mod Income Families
	Goals Supported	Provide Suitable Living Environments
	Needs Addressed	Maintain Housing Stock and Housing Rehabilitation
	Funding	CDBG: \$81,653
	Description	60 low/moderate-income families, have affordable services such as minor home repairs and accessibility modifications, for the purpose of providing decent affordable housing.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	60 low/moderate-income families
	Location Description	City of Wyoming
	Planned Activities	60 low/moderate-income families, have affordable services such as minor home repairs and accessibility modifications, for the purpose of providing decent affordable housing.
9	Project Name	Rehabilitation-Administration
	Target Area	City-Wide Low/Mod Income Families
	Goals Supported	Provide Suitable Living Environments
	Needs Addressed	Maintain Housing Stock and Housing Rehabilitation
	Funding	CDBG: \$101,420
	Description	11 housing units, with low/moderate-income families, have affordable administration of housing rehabilitation funding for the purpose of providing decent affordable housing.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	11 low/moderate-income families
	Location Description	City of Wyoming

	Planned Activities	11 housing units, with low/moderate-income families, have affordable administration of housing rehabilitation funding for the purpose of providing decent affordable housing.
10	Project Name	Code Enforcement
	Target Area	City-Wide Low/Mod Income Families
	Goals Supported	Provide Suitable Living Environments
	Needs Addressed	Clearance of Blighted Structures Community Health and Safety
	Funding	CDBG: \$56,653
	Description	12,196 households, in low and moderate income areas throughout the City, have the benefit of CDBG monies to fund code enforcement activities for the purpose of providing a suitable living environment.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	12,196 low/moderate-income families
	Location Description	City of Wyoming
	Planned Activities	12,196 households, in low and moderate income areas throughout the City, have the benefit of CDBG monies to fund code enforcement activities for the purpose of providing a suitable living environment.
11	Project Name	General Administration
	Target Area	City-Wide
	Goals Supported	Increase Access to Affordable Housing Options Provide Suitable Living Environments
	Needs Addressed	Maintain Housing Stock and Housing Rehabilitation Homelessness Access to Affordable Owner Housing Access to Affordable Rental Housing
	Funding	CDBG: \$122,496
	Description	All (75,839) Wyoming residents have access to affordable administration of HUD programs for the purpose of providing a suitable living environment.
	Target Date	6/30/2022

	Estimate the number and type of families that will benefit from the proposed activities	78,839 Wyoming residents
	Location Description	City of Wyoming
	Planned Activities	All (75,839) Wyoming residents have access to affordable administration of HUD programs for the purpose of providing a suitable living environment.
12	Project Name	HUD Continuum of Care - Administration
	Target Area	City-Wide
	Goals Supported	Increase Access to Affordable Housing Options
	Needs Addressed	Homelessness Supportive and Community Services
	Funding	CDBG: \$5,000
	Description	All (78,839) Wyoming residents have access to affordable administration through the Heart of West Michigan United Way to support the Coalition to End Homelessness goals for the purpose of preventing homelessness and providing decent affordable housing.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	75,839 Wyoming residents
	Location Description	City of Wyoming
	Planned Activities	All (75,839) Wyoming residents have access to affordable administration through the Heart of West Michigan United Way to support the Coalition to End Homelessness goals for the purpose of preventing homelessness and providing decent affordable housing.
13	Project Name	Public Services-ICCF Re-Housing Financial Assistance
	Target Area	City-Wide Low/Mod Income Families
	Goals Supported	Increase Access to Affordable Housing Options
	Needs Addressed	Homelessness
	Funding	CDBG: \$10,000

	Description	7 low-income families moving out of homelessness and into stabilized housing receive the benefit of short-term rapid rehousing and rental assistance and case management, administered by the Inner City Christian Federation, for the purpose of preventing homelessness and providing decent affordable housing.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	7 low/moderate-income persons or families
	Location Description	City of Wyoming
	Planned Activities	7 low-income families moving out of homelessness and into stabilized housing receive the benefit of short-term rapid rehousing and rental assistance and case management, administered by the Inner City Christian Federation, for the purpose of preventing homelessness and providing decent affordable housing.

AP-50 Geographic Distribution - 91.420, 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Refer to the City of Wyoming CDBG Activities map which locates projects proposed for 2021-2022 in the AP-05 Executive Summary section. Also refer to the City's Low/Moderate Income Areas map in this same section which indicates all of the City's low/moderate-income areas. As stated in the Consolidated Plan, the City of Wyoming has a lower median income than the balance of Kent County. Nearly 65% of all Wyoming households have incomes between 0-80% AMI. Of the households that are between 0-80% AMI, 24% are extremely low-income, 26% are low-income, and 48% are moderate-income.

In reference to minority concentration, the Consolidated Plan also states that the concentration of Non-White population is in the downtown and northern areas of the city. 22.8% of Wyoming's population is Hispanic/Latino according to the 2018 Five-Year ACS data, which is a 3.4% increase over the 2000 level.

The northern and eastern areas of the city contain the oldest housing units, and housing rehabilitation does regularly occur in both areas based on need and demand.

Geographic Distribution

Target Area	Percentage of Funds
All Low/Moderate-Income Areas	7
City-Wide Low/Mod Income Families	28
City-Wide	65

Table 4 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Basis of allocating funds in geographic areas:

- Our CDBG housing activities are available only to eligible low and moderate-income households throughout the City.
- Clearance of dilapidated structures, including, but not limited to, garages, porches and fencing, are available only to eligible low/moderate income households throughout the City.
- Code Enforcement and Fair Housing activities are only eligible in low and moderate-income areas.
- Rental Assistance is available city-wide to low-income persons pending eviction.
- Rapid Re-Housing Financial Assistance and Stabilization Services are available city-wide to low-

income families moving out of homelessness and into stabilized housing.

Discussion

Geographic distributions of funding are in line with the intended activities' eligibility requirements.

AP-85 Other Actions - 91.420, 91.220(k)

Introduction

See other actions and processes to be carried out in the narrative below.

Actions planned to address obstacles to meeting underserved needs

The City's strategy to reduce poverty relies on promoting current and future programs, which assist low-income families, the elderly, the disabled, and those at risk of becoming homeless.

Actions planned to foster and maintain affordable housing

The 2020 Analysis of Impediments to Fair Housing Choice and Housing Needs Assessment (AI) recommendations and outlined actions to reduce barriers to affordable housing have been described in Section AP-75.

Actions planned to reduce lead-based paint hazards

The City integrates lead hazard evaluation and reduction activities into all CDBG housing rehabilitation programs. The City's Building Rehabilitation Specialist is a State of Michigan licensed lead inspector and lead risk assessor. For each housing rehabilitation project, the Building Rehabilitation Specialist identifies the potential lead hazard, develops a plan for remediation and executes the plan for remediation, in compliance with federal standards. The City will provide CDBG housing rehabilitation applicants with applicable information on the hazards of lead-based poisoning.

Actions planned to reduce the number of poverty-level families

The City's strategy to reduce poverty relies on promoting current and future programs, which assist low-income families and senior citizens. The following programs, administered by the City, assist households in poverty by reducing their expenses for such services and/or obligations:

- Community Development Block Grant -Loans at 3% annual interest are offered to households with incomes between 50% and 80% of the area median. Deferred Loans, at zero interest, repaid at a reduced amount, at the time of sale of the property, are offered to households with incomes below 50% of the area median.
- Senior Center - Free tax preparation services, free low cost recreation and leisure education programs, free legal consultation services and free medical and blood pressure screenings along with other public assistance.
- Poverty Exemptions of Property Taxes -The City allows for an exemption of all or a part of real and personal property taxes to those persons, as determined by the Board of Review, to be in

poverty. Wyoming averages about 50 exemptions each year.

- The City's Public Housing and rent certificates programs provide assistance to low-income families.
- Support of The Salvation Army Social Services in administering subsistence payments for short-term rental assistance for low-income persons pending eviction.
- Support of Family Promise of Grand Rapids in assisting low-income families moving out of homelessness and into stabilized housing. The families receive the benefit of short-term rental assistance and support services to help maintain permanent housing and build assets to support self-sufficiency.
- Support of the Inner City Christian Federation (ICCF) in assisting low- and moderate- income families with rapid rehousing funding and case management.

Actions planned to develop institutional structure

The City continues to work with Kent County and the City of Grand Rapids in the development of regional plans in the HOME Consortium. These efforts are on-going.

Actions planned to enhance coordination between public and private housing and social service agencies

The City has renewed its annual memorandum of understanding with the Kent County Essential Needs Task Force Governance, which is a collective effort of governmental agencies, non-profits, faith-based organizations, funders and community volunteers who seek to enhance the structure of services, and develop and support a sustainable model for the emergency response network for residents throughout Kent County.

Discussion

Program Specific Requirements

AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

Introduction

The City of Wyoming expects to have \$984,626.53 available for the Community Development Program during this period. This amount consists of \$580,160.00 in an estimated annual entitlement grant from HUD, \$8,903.53 in carryover funds from fiscal year 2019-20, \$276,463.00 in carryover from fiscal year 2020-2021 and \$119,100.00 from anticipated program income. The 2021-2022 budget plans for 100% of the funds to benefit low-and moderate-income persons.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	119,100
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	119,100

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

Discussion